

4.3 PUBLIC SERVICES

4.3.1 PARKS AND RECREATION

Setting

San Joaquin County General Plan 2010 has specific park and recreational requirements for developments in the County. It is the County's objective to provide three acres of local parks per 1,000 residents and ten acres of regional park land per 1,000 residents. Local parks may consist of either pocket parks (less than one acre), neighborhood parks (less than 15 acres), or community parks (15+ acres) with tot lots, softball field(s), tennis court(s), or play areas. Regional parks (15 to 200 acres) should provide opportunities for outdoor recreation, boating, fishing, camping, and hiking.

There are no local parks on or adjacent to the project site. The closest local parks are within the city limits of the City of Tracy, where there is currently 30 miniparks (0.5 acre of open space) and 10 neighborhood parks (six to ten acres). County parks close to the site include the Larch Clover County Park (Figure 4.3.1-1), consisting of a 4.2-acre park with a community center, a tot lot, and two softball diamonds. The Mossdale Crossing and Dos Reis county parks (Figure 4.3.1-1) have boat launching facilities, day use picnicking, and camping. There are no permanent docking facilities at these parks.

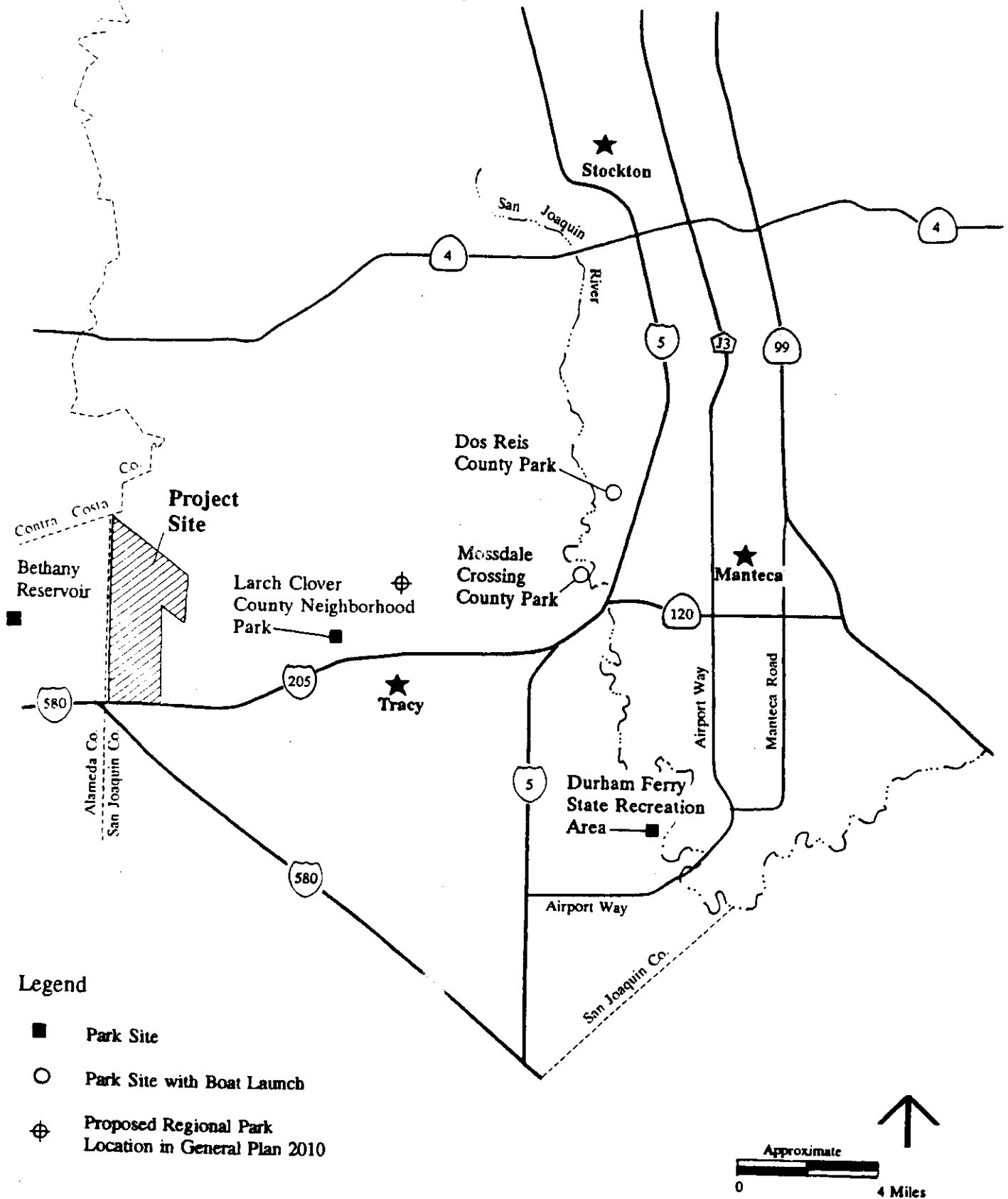
The closest regional park to the site in San Joaquin County is Durham Ferry State Recreation Area. In Alameda County, west of the site, the closest regional facility is Bethany Reservoir Park (Figure 4.3.1-1). The Durham Ferry facility includes 207 acres along the San Joaquin River with camping, day use and group picnicking, group camping, and bike trails. The General Plan 2010 includes a map that shows a generalized location for a proposed regional park near Old River east of the project site (Figure 4.3.1-1). The General Plan states that the generalized locations for parks are to be studied for appropriateness and acquisition if funds become available. The San Joaquin County General Plan 2010 estimates that by 2010, there will be a 3,000- to 4,000-acre deficit in regional parks in the County, assuming 10 acres of regional parks per 1,000 population. The General Plan 2010 states that the County shall develop and adopt programs for funding local and regional parks.

Impacts and Mitigation Measures

For the purposes of this DEIR, a significant impact would occur if park and recreation facilities were not sufficient to comply with the requirements of the San Joaquin County General Plan 2010 and if planned facilities were not available to the residents as they occupy the site.

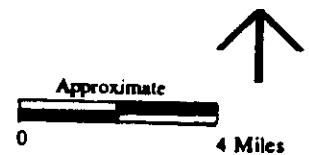
LOCATIONS OF REGIONAL RECREATION RESOURCES

Figure 4.3-1



Legend

- Park Site
- Park Site with Boat Launch
- ⊕ Proposed Regional Park Location in General Plan 2010



MASTER PLAN

At project buildout, it is proposed that the site would contain not less than five acres of local (neighborhood and community) parks per 1,000 residents¹ and 1.6 acres of on-site regional parks per 1,000 residents (Table 3.6). A comprehensive Parks and Open Space Plan (Park Plan) is proposed to be prepared prior to submittal of the first Development Permit. The Park Plan would provide detailed Park and Recreation policies, park facility standards, facility components, conceptual park plans, and preliminary plans for the goals, objectives, and policies for the parks and recreation facilities, assumptions and siting criteria (including signage), and costs and phasing.

The Draft Master Plan proposes that neighborhood parks would begin construction after 50 percent of each neighborhood were completed and be completed before 80 percent completion of the neighborhood.

Community parks would be developed as adjoining lands were developed. About 90 of the 180 acres of community parks would be located along the Mountain House Creek corridor. First-phase development of sports fields for team play would likely be constructed after about 800 units had been built; the first community park would be constructed prior to issuance of the 2,000th dwelling unit permit. The community and neighborhood park acreage proposed in the Draft Master Plan conforms with the County's requirement of three acres of park per 1,000 residents. The project is proposing up to five acres of local parks per 1,000 residents.

A 70-acre regional park would likely be constructed at the time of development of the specific plan(s) adjacent to Old River (Neighborhoods K and L on Figure 3.6). It is expected by the applicant that the regional park would be started at about 50 percent residential buildout of the project. The regional park would contain a linear park and wildlife preserve with facilities for picnicking, boating, fishing, trails, and play areas. Public access to the park would be provided by the extension of Central Parkway near the future marina.

In addition to neighborhood, community, and regional parks, about 450 acres of other open space areas have been proposed. These other open spaces include golf courses (301.5 acres), a marina (62 acres), easements (64 acres), wetlands (23 acres), and landscape buffers (3 acres). The golf courses may be privately or publicly owned, and would be constructed when the demand arose.

The project would include a trail network (Figure 3.8) connecting the neighborhoods and open space areas on-site. In addition, future regional trails connecting to Alameda and Contra Costa counties (including East Bay Regional Park District and Livermore Area Recreation & Park District) would be accommodated on-site. The historic De Anza Trail may be extended by the National Park Service

¹ The five acres per 1,000 residents include passive open space/wildlife habitat along Mountain House Creek (80.5 acres); if that area were removed from consideration, the project would provide 3.7 acres of local parks per 1,000 residents.

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onto the project site. If extended onto the site, the historic trail could be accommodated by connections with the on-site trail system.

Impact M4.3.1-1

Regional park facilities proposed for the new community would not be adequate to serve residents of the project or to meet County General Plan standards. Parks may not be available to the first residents who occupy the project site.

The project would need to include 435 acres of regional park land to comply with the 10 acres per 1,000 residents requirements of the San Joaquin County General Plan 2010. Since the project proposes only 70 acres of regional parks, there is a 365-acre deficiency in regional parks.² The lack of on-site regional parks would create an increased demand on regional parks in the County as well as on regional park facilities in adjacent Alameda and Contra Costa counties. In particular, the lack of regional park lands on the project site could increase use of the closest regional parks, including Bethany Reservoir in Alameda County (**currently operated by the State, but expected to be operated by East Bay Regional Park District in the near future**) as well as other facilities in the East Bay Regional Park District.

Since the 70-acre regional park is not proposed for development until implementation of specific plan(s) for Neighborhoods K and L (or after about 50 percent residential site development), residents in the first neighborhoods would not have access to on-site regional park facilities until later neighborhoods were developed.

Mitigation Measure M4.3.1-1

(a) The Land Use Map, Policies, and/or Implementations under Recreation and Open Space (Appendix C) should be revised in accordance with one of the following alternative mitigation measures:

- (1) The Land Use Map for the project should be changed to include an additional 365 acres of on-site regional park land to be developed on an incremental basis as the site develops, or*
- (2) The on-site golf courses should be dedicated to the County for public use and maintenance. The Land Use Map also should be changed to provide for 34 acres of regional park in addition to the 70-acre Old River regional park; the regional park facilities and golf courses should be developed incrementally as the site develops, or*
- (3) "365 acres (or less if golf course(s) were donated to the County) of off-site regional park land in the Tracy or Delta Planning Area along a waterway shall be ~~designated~~ **acquired and developed incrementally on a specific plan-by-specific plan basis as approved by the San Joaquin County Department of Parks and Recreation. If***

² It should be noted that the County has not adopted an ordinance for collection of in-lieu fees for regional park facilities.

more than one park site were acquired there must be one site of 100 acres minimum in size. ~~(possibly combined with The Park land could be developed as part of off-site mitigation for wildlife habitat and/or wastewater reclamation areas only if the development priority were recreational use,)~~ or

(4) *"If an in-lieu fee program were adopted on a Countywide basis by the County, in-lieu fees shall be contributed to the County to allow the County to expand regional park facilities. An in-lieu fee could be imposed on the project at any time during project site development. This requirement shall be codified in the Development Agreement to apply to all phases of the project," or*

(5) *The County Park and Recreation Department ~~or the applicant~~ should enter into discussions with the East Bay Regional Park District **regarding a reciprocity agreement regarding use of District facilities by County residents and residents within District boundaries using County facilities** ~~regarding use of, expansion of, or maintenance of District facilities as a result of increased use of District parks by project site residents.~~*

(b) *The Draft Master Plan should be amended to ensure neighborhood and regional park availability for the first site residents; the Phasing and Costs section should be amended to read:*

"Regional parks shall be implemented incrementally on a specific plan-by-specific plan basis; by completion of the first specific plan (which would result in about 25 percent project buildout), 25 percent of the proposed 70-acre regional Old River park shall be developed.

"Alternatively, the park can be developed in two stages, with the first stage being during construction of the first specific plan."

SPECIFIC PLAN I

The Draft Master Plan requires conceptual park plans for parks in Specific Plan I areas and preliminary park plans in the Parks and Open Space Plan to be submitted prior to the first Development Permit. Specific Plan I includes three five-acre neighborhood parks (total of 15 acres) adjacent to elementary schools and 54 acres of community park area near Mountain House Creek and on the northern edge of the future Town Center. The major portion of the community park acreage would function as wildlife habitat and storm water control; active recreation in this area would be a path. Specific Plan I population at buildout is projected to be about 11,150; thus, about 33 acres of local parks would be required; the proposed total of 69 acres would exceed the County requirements. Regional park land has not been proposed for the Specific Plan I area.

Temporary sports fields and open play areas would be provided prior to the issuance of the 800th dwelling unit permit. An 11-acre community park at Central Parkway and Main Street would be constructed prior to the issuance of the 2,000th dwelling unit permit.

Impact S4.3.1-1 (C)

Specific Plan I does not provide regional park land in accordance with the requirements of the San Joaquin County General Plan 2010.

For a population of 11,150 and a San Joaquin County General Plan 2010 standard of 10 acres of regional parks per 1,000 population, Specific Plan I should provide 112 acres of regional parks. No regional park land is proposed in Specific Plan I.

Mitigation Measure S4.3.1-1 (C)

Refer to Mitigation Measure M4.3.1-1(a) for alternate methods of mitigation for the regional park land deficiency.

Impact S4.3.1-2 (C)

Community parks may not be available to the first site residents.

Interim community parks are proposed after 800 dwelling units and an 11-acre park after 2,000 dwelling units. The Specific Plan proposes flood plain improvements along Mountain House Creek in Central Mountain House. Restoration of the riparian corridor, part of the Mountain House Creek Community Park, is also proposed as part of Specific Plan I. Timing of the habitat restoration and park development is not presented in Specific Plan I; **it is unknown whether habitat restoration would occur concurrently with park development. If these actions were not occurring concurrently, the community park may not be available for use during restoration activities.**

Mitigation Measure S4.3.1-2 (C)

Habitat restoration and community park development along Mountain House Creek shall be implemented concurrently.

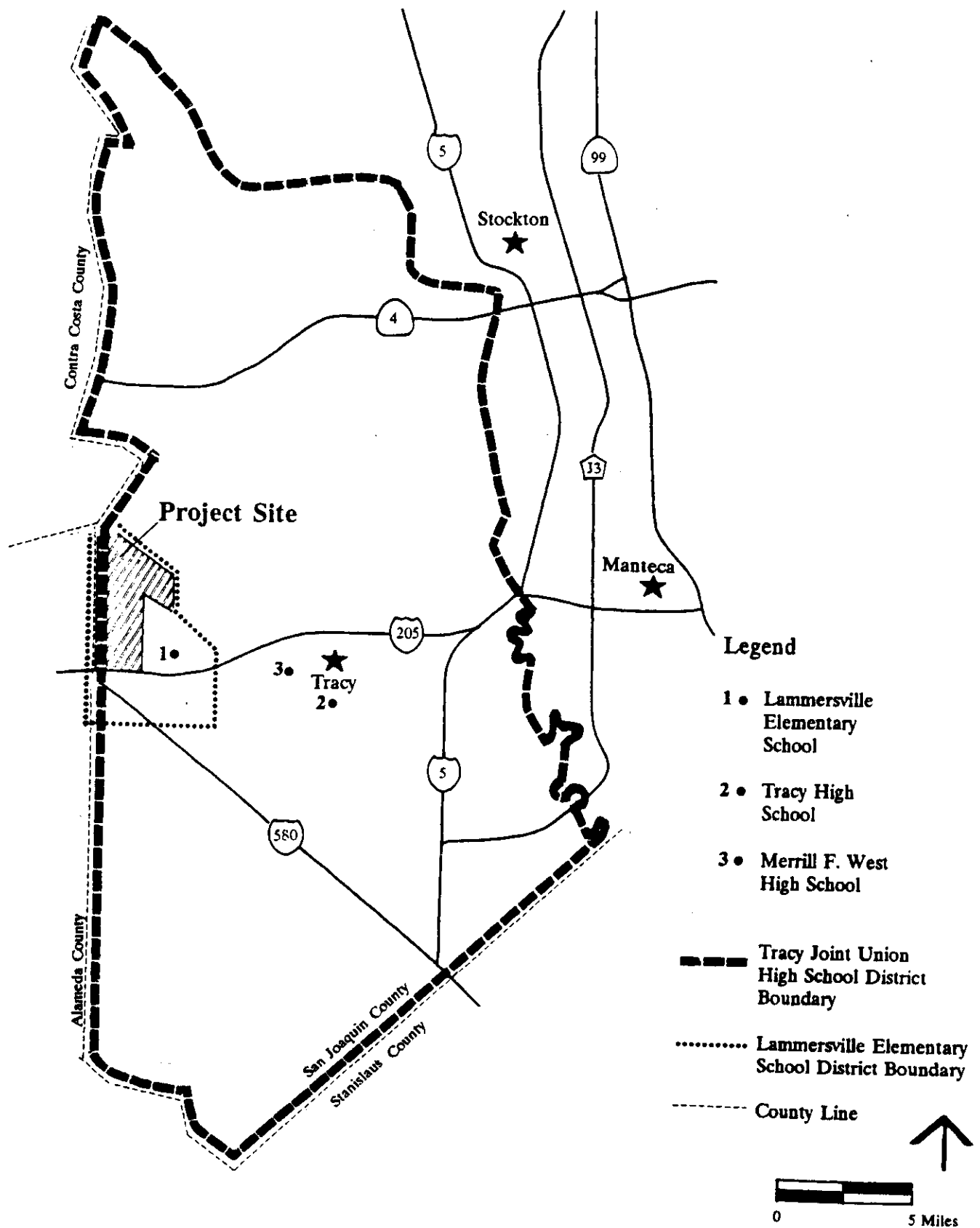
4.3.2 SCHOOLS

Setting

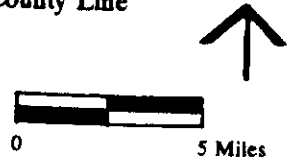
The project site is located within the boundaries of the Lammersville Elementary School District and the Tracy Joint Union High School District (Figure 4.3-2). The closest elementary school to the project site is Lammersville Elementary School at 16555 W. Von Sosten Road, about four miles from the site; this school currently has excess capacity. The closest high school is Merrill F. West High School, about six miles southeast of the site; the school has been partially completed and occupied. At the current time, excess capacity is available and ten portable classrooms would be installed next year to accommodate the transfer of 11th-graders from Tracy High School. Tracy High School is located about thirteen miles southeast of the site; this school has excess capacity at the current time. It is unknown whether the current excess capacity would remain in the future (Gongaware, 1994).

SCHOOL DISTRICT BOUNDARY

Figure 4.3-2



- Legend**
- 1 • Lammersville Elementary School
 - 2 • Tracy High School
 - 3 • Merrill F. West High School
 - Tracy Joint Union High School District Boundary
 - Lammersville Elementary School District Boundary
 - - - County Line



BASELINE

Impacts and Mitigation Measures

For the purposes of this DEIR, a significant impact would occur if the capacity of the existing schools were exceeded during the initial phases of the project, when on-site schools had not been completed. In addition, significant impacts would occur if the schools were located in areas that could represent a hazard to students.

MASTER PLAN

Twelve elementary and two high schools are proposed for the site at project buildout. The specific locations of the schools have not been determined. The general school locations are shown on Figure 3.4. The actual siting of each school would be determined in coordination with the School District as part of the preparation of Special Purpose plans³ for Neighborhood Centers in accordance with the Draft Master Plan siting criteria (Appendix C).

The Draft Master Plan proposes that prior to submittal of the first Development Permit, a School Facilities Plan would be completed outlining the funding, planning, design, approvals, construction, and interim facilities. A K-8 School Plan would be prepared as part of Special Purpose plans prepared for Neighborhood Centers.

It is estimated that there would be a total of 9,811 K-8 students and 4,573 high school students at project buildout. The estimate of students from the project has been developed based on the specific generation rates from the various residential densities proposed at the site (Table 4.3-1). School construction throughout the project life would be phased in accordance with the number of students present on the site (Table 4.3-2).

Students present on the project site during initial construction would have to attend school off-site at Lammersville Elementary School and at Tracy High School. ~~It is unknown whether~~ These facilities ~~would currently do not~~ have capacity to accommodate at the time project students ~~would attend~~ (Gongaware, 1994).

Child care facilities would be permitted uses at each of the schools, neighborhood centers, in business parks, and adjacent to churches and commercial uses. A minimum of three one-acre child care facilities would be provided adjacent to the K-8 schools. A clearinghouse for day care information for site residents would be maintained by the Community Services District.

Impact M4.3.2-1

~~The proposed project would increase the need for elementary and middle schools. The proposed twelve elementary/middle schools may be insufficient to accommodate the community's students.~~

³ Special Purpose plans are required for some areas covered in the specific plans to allow for greater level of design study and review. Special Purpose plans would be prepared for Community Commercial areas, Neighborhood Centers, and Freeway Service areas.

TABLE 4.3-1
STUDENT GENERATION

Master Plan Residential Land Use Designation	Average Units per Acre	Dwelling Units at Buildout	K-8 Students per Unit	K-8 Students at Buildout	9-12 Students per Unit	9-12 Students at Buildout
Very low	1.08	82	0.676	55	0.300	20
Low	4.50	4,882	0.676	3,300	0.300	1,465
Medium	7.10	8,217	0.676	5,555	0.300	2,465
Medium-high	12.00	1,914	0.338	647	0.240	459
High	18.00	549	0.338	186	0.219	120
Town Center	--	200	0.338	68	0.219	44
Senior housing	--	261	0	0	0	0
Totals		16,105		9,811		4,573

Source: The SWA Group, 1994a.

Note: The student generation rates for medium, medium high, and high density residential areas differ from those used by Lammersville Elementary School District and Tracy Joint Union High School District. These school districts have been working with the applicant to develop different student generation numbers for higher density residential areas and have agreed that the rates presented in this table are appropriate; the rates may change in the future (Gongaware, 1994).

TABLE 4.3-2
PHASING OF SCHOOLS

	Facility	Timing
Elementary Schools (K-8)	Phase I of first K-8 school (capacity of 600-700 students)	375 residences or 225 students
	Phase II of first K-8 school	1,050 residences or 600 to 700 students
	Phase I of each additional K-8 school	When previous K-8 school is near capacity
	Phase II of each additional K-8 school	When Phase I nears capacity
High Schools (9-12)	Phase I of first high school (core facilities and 1,200 capacity)	650 students
	Phase II (additional 600 capacity)	1,200 students
	Phase III (additional 600 capacity)	1,800 students
	Phase I of second high school (core facilities and 1,200 capacity)	2,400 students
	Phase II (additional 600 capacity)	3,600 students
	Phase III (additional 600 capacity)	4,200 students

The student generation rates (Table 4.3-1) presented in the Draft Master Plan differ from those presented in the FSEIR; specifically, the rates for medium, medium high, and high density residential uses have been reduced, based on the assumption that residents living in higher density development do not generally have as many school-aged children. If this assumption were correct, the twelve proposed elementary schools with a maximum occupancy of 870 students per school would be sufficient to serve the site; if the student generation rates were too low, additional facilities could be needed; if the school rates were too ~~low~~ **high**, ~~fewer~~ **smaller** schools could be required. **Without additional interim facilities, additional students could not be housed in existing facilities at the Lammersville Elementary School and existing Tracy Joint Union High School District's high schools.**

Mitigation Measure M4.3.2-1

*The Draft Master Plan should include **a revised and an additional Implementation under Objective 1 in Education (Appendix C), and Master Plan Table 17-2, as follows:***

*"f) **Funding sources for school facilities, including temporary facilities at existing off-site locations shall be identified in the public financing plan.***

*"g) **The second and each subsequent specific plan shall contain an evaluation of the student generation rates in previous specific plan(s) to assess the appropriateness of the assumed student generation rates for medium, medium high, and high density residential development. If the rates were higher than assumed, additional schools may be necessary in subsequent specific plan areas; if the rates were lower, fewer students may be attending each school; the number of schools shall not change. The land use plan containing twelve K-8 and two high schools shall not be changed to reduce the number of schools without a Master Plan revision and concurrence from the school district.***

Impact M4.3.2-2

Several proposed schools are located in proximity to high voltage transmission lines, natural gas lines, and/or a household disposal area ~~an inactive landfill~~. The presence of these utilities may present health risks to students.

Review of the land use plan (Figure 3.4) and the locations of subsurface pipelines and an inactive ~~landfill~~ **household disposal area** (Figure 3.7) indicate that two schools ~~would~~ **may** be located⁴ in areas that could present health hazards to students:

- Elementary School in Neighborhood I: May be underlain by a natural gas pipeline.

⁴ It should be noted that due to the scale of the land use map, the actual proximity of schools to potential hazards is uncertain. For this analysis, the worst-case conditions have been assumed.

- High school in Neighborhood D (part of Specific Plan I): May be underlain by a former ~~landfill~~ **household disposal area**.

The Draft Master Plan provides for setbacks from transmission power lines to minimize exposure of students from electromagnetic fields (EMF). The setbacks are 100 feet from 50- to 133-kV lines; 150 feet from 220- to 230-kV lines; and 350 feet from 500- to 550-kV lines.

Mitigation Measure M4.3.2-2

*The underground pipelines should be moved and the ~~landfill~~ **household disposal area** hazards remediated prior to construction. Alternatively, the Land Use Map for the project should be revised/**refined** to ensure that the elementary school in Neighborhood I is not near underground fuel lines and the high*

4.3 PUBLIC SERVICES

school in Neighborhood D should be ~~moved~~ located to ensure that it is not underlain by underground pipelines or an inactive ~~landfill~~ household disposal area.

Impact M4.3.2-3

The school sites may not conform to all siting criteria for schools in accordance with California Code of Regulations (CCR) Title 5, Educational Code, Public Resources Code, California Department of Education guidelines, and San Joaquin County General Plan 2010.

Regulatory requirements for school siting (Table 4.3-3) are included in the Draft Master Plan. In general, the Land Use Plan for the project appears to conflict with some siting criteria. The school sites in the Draft Master Plan are general; therefore, it is not possible to determine specifically which schools may be in non-conformance with the siting criteria. The following is a general evaluation of conformance with school siting criteria; actual conformance would have to be determined at a time when additional details become available.

- Evaluation of exterior sound levels would need to be implemented prior to site development to ensure that they do not exceed 60 dB L_{dn}.
- Moderate to high liquefaction potential soils may be present near Old River and along Mountain House Creek, affecting the high school in Neighborhood J and elementary schools in Neighborhoods I, J, and K.
- The school sites may be located on lands used by protected species for nesting and foraging.
- The northern portion of the Neighborhood D high school may be underlain by an inactive ~~landfill~~ household disposal area.
- The elementary school in Neighborhood I may be underlain by fuel pipelines.
- The schools may be placed in areas underlain by soils containing hazardous materials.
- School sites may be underlain by unstable soils.

Mitigation Measure M4.3.2-3

(a) Refer to Mitigation Measure M4.3.2-2 regarding school locations near a ~~landfill~~ household disposal area and fuel pipelines.

(b) Refer to Mitigation Measure ~~M4.12-1~~ M4.10-1 regarding investigations for the presence of hazardous materials in the subsurface.

(c) Refer to Mitigation Measure ~~M4.13-1~~ M4.11-1 regarding development in areas of special natural resource areas.

TABLE 4.3-3

STATE OF CALIFORNIA SCHOOL SITING CRITERIA

Criteria	Master Plan	Master Plan Land Use Plan Conformance	Specific Plan I Conformance
1. Power line distances must be 100 feet for 50-133 kV; 150 feet for 220-230 kV; 350 feet for 500-550 kV	Contains criteria for power line distances to schools	Elementary school in neighborhood A may be located under a proposed transmission line.	No impact.
2. School sites must be more than 1,000 feet from a railroad right-of-way	Contains siting criteria	No impact.	No impact.
3. Exterior sound levels should not exceed 65 dB L_{dn} or CNEL	Contains siting criteria; would not exceed 60 dB L_{dn}	Evaluation of outside sound levels would need to be conducted prior to site construction.	No impact.
4. School sites cannot be located in 100-year flood plains.	Contains siting criteria	No schools are located within the 100-year flood plain.	No impact.
5. Schools must not be located across an active fault.	Contains siting criteria	The site is not traversed by active fault traces.	No impact.
6. Schools cannot be within areas of moderate to high liquefaction potential.	Contains siting criteria	Elementary schools in Neighborhoods I, L, and K and the high school in Neighborhood J are near Old River and Mountain House Creek, may be underlain by liquefaction-prone sediments.	No known impacts. ¹
7. School sites should not be adjacent to incompatible uses, such as commercial, industrial, or agriculture.	Contains siting criteria	School sites are not near incompatible uses.	No known impacts.

Table 4.3-3 School Siting Criteria - continued

Criteria	Master Plan	Master Plan Land Use Plan Conformance	Specific Plan I Conformance
8. Easements on adjacent sites must not restrict school access or building placement.	Contains siting criteria	No impact.	No impact.
9. Sites should be avoided that contain protected natural resources.	Contains siting criteria	Protected species may use the proposed school sites for foraging or nesting. Refer to Biological Resources section.	Protected species may use the proposed school sites for foraging or nesting. Refer to Biological Resources section.
10. School sites cannot be located on solid or hazardous waste disposal sites.	Contains siting criteria	The northeastern portion of the Neighborhood D high school may be located near an inactive landfill household disposal area.	The high school site may be located near a small solid waste-landfill household disposal area.
11. School sites cannot be underlain by pipelines containing hazardous substances.	Contains siting criteria	The elementary school in Neighborhood I may be underlain by pipelines.	No impact.
12. The school site cannot be within two miles of a runway without approval from Division of Aeronautics.	Contains siting criteria	No existing or planned runways are within two miles of school sites.	No impacts.
13. School sites cannot be within 1/4 mile of hazardous air emitters.	Contains siting criteria	There are no current industrial uses within 1/4 mile of school sites. The elementary school in Neighborhood B may be within 1/4 mile of future industrial uses.	No known impacts.
14. Schools must have 200-foot visibility from driveways and be accessible from arterial roads with access to a planned collector or minor arterial street.	Contains siting criteria	Site design to be developed on Specific Plan stages.	No impacts. Refer to Transportation section.

Table 4.3-3 School Siting Criteria - continued

Criteria	Master Plan	Master Plan Land Use Plan Conformance	Specific Plan I Conformance
15. Schools must not be on a major arterial.	Contains siting criteria	Schools are not on major arterials.	No impacts.
16. School siting must consider hazardous materials present on-site or aerial spraying.	Contains siting criteria	It is unknown whether the school sites currently contain hazardous materials. ¹	It is unknown whether the school sites currently contain hazardous materials. ¹
17. Joint use of parks, libraries, museums must be considered.	Contains siting criteria	The land use plan proposes joint use of neighborhood parks.	No impacts.
18. School siting must consider adjacent odor nuisances and pest and mosquito breeding sites.	Contains siting criteria	Odor generating land uses are not currently located or planned adjacent to school sites.	No impacts.
19. Topographical protrusions must be considered.	Contains siting criteria	The project site is relatively flat with limited irregular topography.	No impacts.
20. School sites must have stable subsurface soils.	Contains siting criteria	The stability of subsurface conditions must be evaluated at the Specific Plan stage prior to construction. ¹	No impacts.
21. School sites must not be near aboveground fuel tanks without a risk assessment.	Contains siting criteria	There are no current aboveground fuel tanks at proposed school sites.	No impacts.
22. Most K-8 school sites must be within ¾ mile of the served community, and most high school sites must be within two miles of the served community.	Contains siting criteria	The school sites are within the required distance to the served community.	No impacts.

¹ Soil and geologic report and/or Phase I site assessment must be prepared prior to school district acquisition to ensure compatibility with school siting criteria.

(d) Site-specific soil investigations should be conducted prior to construction to determine the liquefaction potential of the soils in Neighborhoods I, J, and K. All construction should be performed in accordance with the recommendations of the licensed professional preparing the report.

*(e) The potential extent of the ~~landfill~~ **household disposal area** should be identified and remediation implemented in accordance with local and State regulatory oversight. Alternatively, the Land Use Map of the Master Plan should be revised to ensure that the high school in Neighborhood D is not underlain by the ~~solid waste landfill~~ **household disposal area** site.*

SPECIFIC PLAN I

Based on the student generation rates identified in the Draft Master Plan, a total of 2,479 K-8 students and 1,179 high school students would be generated at Specific Plan I buildout (Table 4.3-4). A School Facilities Plan is proposed to be prepared following approval of Specific Plan I and prior to submittal of the first Tentative Map.

In Specific Plan I, three elementary schools and one high school are proposed for construction (Figure 3.12). Each elementary school site would be up to 16 acres in size and the high school would be up to 46.5 acres in size. Upon completion of the first K-8 school, a child care facility would be made available in Neighborhood F.

In Old River Industrial Park, five acres would be available for a corporation yard and other ancillary facilities for the elementary schools and the high school, respectively. The development of these sites would be on an as-needed basis. The siting of the school facilities would conform to regulatory agency siting criteria if the mitigation measures identified for the Master Plan, above, were implemented.

Impact S4.3.2-1 (c)

Specific Plan I is not in conformance with the requirements of the Draft Master Plan. A School Facilities Plan is proposed to be prepared prior to submittal of the first Tentative Map.

The Draft Master Plan requires that a School Facilities Plan be prepared prior to submittal of the first Development Permit. The School Facilities Plan would serve to identify phased funding for schools, planning, design approvals, and construction and opening of schools and affiliated facilities. Specific Plan I proposes that the School Facilities Plan be prepared prior to the submittal of the first Tentative Map and not prior to submittal of the first Development Permit.

Mitigation Measure S4.3.2-1 (c)

*Specific Plan I should be amended to ensure that a School Facilities Plan be prepared and ~~submitted to the County for review and approval~~ **approved by the State and the school districts** prior to submittal of the first Development Permit.*

TABLE 4.3-4
STUDENT GENERATION
SPECIFIC PLAN I

	Specific Plan I Residential Land Use Designation and Student Generation				
	Low	Medium	Medium-High	High	Total
K-8 student generation rate	0.676	0.676	0.338	0.338	--
High school student generation rate	0.300	0.300	0.240	0.219	--
<u>Neighborhood E:</u>					
Buildout Units	580	570	228	0	1,378
K-8 students	392	385	77	--	855
High school students	174	171	55	--	401
<u>Neighborhood F:</u>					
Buildout Units	527	440	0	432	1,399
K-8 students	356	297	--	146	799 ¹
High school students	158	132	--	94	384
<u>Neighborhood G:</u>					
Buildout Units	388	692	282	0	1,362
K-8 students	262	468	95	--	825
High school students	116	208	70	--	394

Note: See note to Table 4.3-1 for discussion of student generation rates.

¹ Includes 68 students from 200 units in the Town Center area.

4.3.3 FIRE PROTECTION

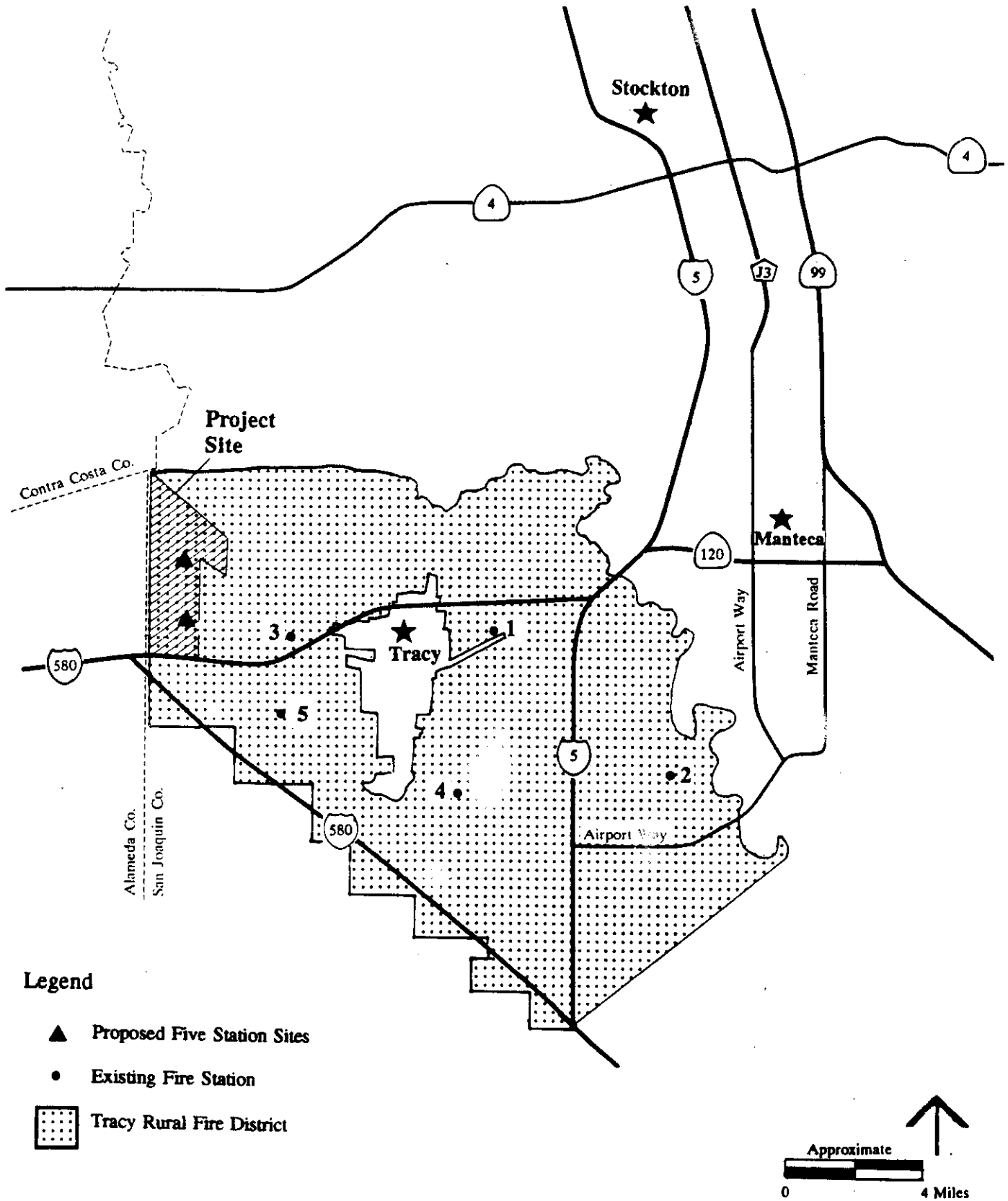
Setting

The project site is located within the Tracy Rural County Fire Protection District, which operates four fire-fighting stations and will be adding a fifth station in 1994 (Figure 4.3-3). Emergency medical services are provided within the District by one ambulance housed at Tracy Hospital on Tracy Boulevard and one ambulance housed at Fire Station 3.

Station 3 is the primary response station to the project site. Average response time to the project site is approximately three minutes. A fifth fire station, in the vicinity of Hansen and Schulte roads, is proposed to be opened May 1994; this station is approximately two miles south of the site and would be the primary response station to the southern portion of the site. Response time from

TRACY RURAL FIRE DISTRICT BOUNDARY AND FIRE STATION SITES

Figure 4.3-3



Legend

- ▲ Proposed Five Station Sites
- Existing Fire Station
- ▤ Tracy Rural Fire District

Source: Mills Associates

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Station 5 to the project site would be two to three minutes (LeBlanc, 1993). The San Joaquin County General Plan 2010 specifies that fire station locations be planned to achieve a maximum run time of three minutes or 1.5 miles in urban areas, or six minutes or four miles in rural areas.

The firefighting force in the District consists of 24 uniform personnel, two non-uniform personnel, and approximately 15 to 20 volunteers. As of January 1994, Stations 1 through 3 will have two persons on duty per shift. Station 4 will have one person on duty. Station 5 has not been staffed. The number of firefighters responding to emergency calls is determined by how many volunteers are available at the time. The District receives approximately 1,600 calls annually. The majority of calls received by the District are for emergency medical services for vehicle injuries or vehicle fires (75 to 80 percent), less than one percent for hazardous materials, and the remainder of responses for structural/wildland fires and other responses. The District is part of the state-wide mutual aid system and can obtain assistance from all of California's fire resources (LeBlanc, 1993).

Impacts and Mitigation Measures

For the purposes of this DEIR, a potential for inadequate provision of local fire services at the project site would constitute a significant impact.

MASTER PLAN

When the project is complete, it is estimated by the applicant that approximately 2,200 responses may be experienced annually. Approximately 80 percent would be of a medical nature, 10 percent for hazardous materials, and 10 percent for fires and other events. These estimates were obtained by averaging fire service response data from cities in California with similar demographics to the proposed project at buildout. However, the actual fire responses would likely be lower during the first 10 to 20 years due to the higher percentage of new construction within the community (LeBlanc, 1994).

The project would initially be served by the Tracy Rural Fire Protection District. Services would be provided through a combination of interim and permanent facilities as determined by the needs of the Tracy Rural Fire Protection District. Specific phasing and facility needs would be provided in a Fire and Emergency Protection Plan to be prepared prior to submittal of the first Development Permit.

One or two fire stations are proposed to be constructed on-site. The proposed fire service standards would accommodate a response time of less than three minutes or less than a 1.5-mile run. Emergency medical response would be handled by the fire department. The proposed locations for permanent fire stations are shown on Figure 4.3-3.

Prior to submittal of the first Development Permit, a contract is proposed to be completed with the Tracy Rural Fire Protection District to delineate fire protection standards for the project.

4.3 PUBLIC SERVICES

A fire safety program is proposed that would include a staff of professional firefighters and paramedics, augmented by cross-trained Community Services District employees. A fire prevention/risk reduction program would be implemented through adoption of regulations which would include public education, pre-fire planning, training, inspections, adoption of risk reduction policies, development of an integrated communications system, and hazardous materials classification and labeling system. The fire department would maintain records pertaining to locations of toxic materials.

Impact M4.3.3-1

The proposed project would temporarily increase the demand for local fire protection service until on-site services were provided.

The proposed project would, at buildout, provide on-site fire protection services, including fully-staffed and equipped fire stations. However, the project would increase the demand on local fire protection services until long-term services would be provided.

The Draft Master Plan specifies general agency responsibility, staffing, equipment needs, preferred station locations, and the development of fire protection standards (Appendix C). The first fire station would be constructed when needed, as determined by the Tracy Rural Fire Protection District to ensure less than a three-minute response time or a less than 1.5-mile run. It is expected that the first phase of a permanent fire house would be constructed after construction of about 1,800 dwelling units.

Mitigation Measure 4.3.3-1

The following Implementations are recommended for addition to Objective 1 in Fire Protection and Emergency Response (Appendix C):

- "i) The on-site fire station shall include an ambulance if the Fire Services were responsible for emergency medical service transport.*
- "j) Fire service and protection standards during construction and occupation of the project, including the addition of staff and equipment to existing off-site facilities and the construction, staffing, and outfitting of on-site facilities, shall be included in the Fire and Emergency Protection Plan. The standards shall be submitted to the County and local fire protection service agency for review and approval prior to approval of the first Development Permit."*

SPECIFIC PLAN I

Fire protection would initially be contracted to the Tracy Rural Fire Protection District. The first permanent fire station is proposed when needed to ensure a three-minute run time or a less than 1.5-mile run; it would be located in the northern portion of the site within Central Mountain House near

the future Town Center. An interim facility would be constructed when about 100 dwelling units were occupied.

Impact S4.3.3-1 (C,O,M)

Specific Plan I is inconsistent with requirements for providing institutional arrangements for fire protection services.

The Draft Master Plan requires that specific plans contain finalized institutional arrangements for fire protection service, policies relative to fire flow requirements, funding, construction, and ownership of fire stations, and a program for implementing proposed services. The Tracy Rural Fire Protection District would determine fire service needs for the community until the community would be able to provide adequate fire protection services directly. Specific Plan I proposes that an interim fire protection facility would be operational when no more than 100 residential units were occupied.

Mitigation Measure S4.3.3-1 (C,O,M)

(a) Documentation pertaining to finalized institutional arrangements, fire flow data, and funding and ownership of stations from construction through buildout should be provided prior to the first Development Permit.

(b) The Fire Protection sections in the Draft Master Plan and Draft Specific Plan I should be amended to state that the first permanent fire station shall be provided when 1,800 dwelling units have been constructed and occupied or as determined by the ~~Tracy Rural~~ Fire Protection District.

4.3.4 POLICE PROTECTION SERVICE

Setting

In the project area, law enforcement services are provided by the San Joaquin County Sheriff's Department. The Department operates its patrol division and jail facilities out of French Camp, south of Stockton. The Department has no substations. The Sheriff's Department provides services to the unincorporated portions of the County. Responsibilities of the Sheriff's Department include:

- routine law enforcement duties
- operating the jail
- maintaining security in the courts
- serving civil papers
- providing crime prevention instruction to schools and community groups
- conducting coroner's investigations

4.3 PUBLIC SERVICES

The site is located within Patrol District 8 which encompasses a large area in the extreme southwest corner of San Joaquin County. The Sheriff's Department is funded only to provide rural police protection throughout the County's unincorporated area. The current ratio of patrol personnel to residents on a countywide basis is 0.7 officer per 1,000 residents, or one officer per approximately 1,430 residents. The ratio of patrol personnel in District 8 is not known, but is thought to be less than countywide (Esau, 1993).

The San Joaquin General Plan 2010 specifies that the standard ratio for law enforcement shall be 1.5 officers assigned to patrol duty per 1,000 residents in urban communities or one officer per 1,000 residents in unincorporated areas. Response times vary depending on the size of the patrol area, density of the population served, the level of traffic congestion, accessibility, and number of incidents occurring at the same time.

Old River is not currently patrolled by the Sheriff's Department (Esau, 1993). The Contra Costa Sheriff's Department Marine Services Bureau patrols Delta Waters in Contra Costa County in the vicinity of the project site once on Saturday and Sunday only (Dodd, 1993). The Sacramento-San Joaquin Delta Protection Act includes provisions for a plan to be developed for a coordinated marine patrol system throughout the Delta to ensure an adequate level of public safety. The plan has not been developed at the time of publication of this document.

Impacts and Mitigation Measures

For the purposes of this DEIR, an increase in demand for police service as a result of the proposed project would constitute a significant impact.

MASTER PLAN

The project proposes to provide police protection at a level required by San Joaquin County General Plan 2010 and any additional needs of the community. Initially the project would contract with the San Joaquin County Sheriff's Department. A start-up police patrol of six deputies would be provided by the County Sheriff's Department as the first few homes were developed. A local police dispatching unit would be established if found viable by the Sheriff's Department and Mountain House community. The first phase of a 4,800-square foot police facility would be provided when the community's population reached 7,500 people.

Long-term police services for the site would be developed as part of a contract with the County Sheriff's Department, proposed for preparation prior to approval of the first Development Permit.

Impact M4.3.4-1

The proposed project would temporarily increase the demand for police services from the County Sheriff's Department.

Urban level police services would be provided to the community by the Sheriff's Department, with supplemental contracts for certain duties. Until on-site officers were hired, the project would

increase demand for services from the Sheriff's Department, resulting in the need for increased funding. Using the General Plan standards of 1.5 officers per 1,000 population for an urban community, the project would require approximately 66 officers at buildout.

Mitigation Measure M4.3.4-1

The Master Plan should include Implementations under Objective 1 in Police Protection (Appendix C), as follows:

"e) ~~1~~ A proposal for institutional and funding arrangements for providing police services shall be finalized prior to submittal of the first Development Permit submitted at the time of formation of the Community Services District, as well as phasing of on-site police services, if required.

"f) Deputy officers shall be added to the Sheriff's Department when the first residences in the first Specific Plan area are constructed. Additional Sworn officers shall be provided at a ratio of 1.5 officers per 1,000 residents within the community."

Impact M4.3.4-2

The number of marine patrols on Old River would be insufficient at project buildout to provide effective law enforcement along Old River and in the Delta within the project vicinity.

The project would increase demand on the San Joaquin County Sheriff's Department and the Contra Costa County Sheriff's Department Marine Services Bureau. Existing patrol services are currently inadequate and may cease in the future due to a lack of funding. The demand for patrol services would increase when marina facilities were constructed.

Mitigation Measure M4.3.4-2

The Master Plan should include additional Implementations under Objective 1 in Police Protection (Appendix C), as follows:

"g) The Fire ~~and Emergency~~ Protection Plan shall include provisions to patrol the Mountain House marina and the immediate vicinity of the marina.

"h) Fees, based on the number of berths, shall be assessed to help offset costs for providing marine patrol services by both San Joaquin and Contra Costa counties. If the counties cease patrol services in the future, the fees shall be used to contract for patrol services; and/or comply with the provisions of the plan to be completed by the Delta Protection Commission for coordinated marine patrols in the Delta.

"i) Specific plan(s) for the areas along Old River must incorporate crime prevention policies, such as providing security fencing, good lighting, visible berth numbers, and locked gates on boat docks for the marina and related facilities along Old River."

4.3 PUBLIC SERVICES

SPECIFIC PLAN I

Police protection would be provided by the County Sheriff's Department. The first phase police facility would be provided when the community's population reaches 7,500 people. The police facility would be located in the Town Center area. The Draft Master Plan proposes that prior to the approval of the first Development Permit, a contract with the Sheriff's Department would be in effect for providing police services to the site.

Impact S4.3.4-1 (C,O,M)

The proposed project would increase the demand for police services from the County Sheriff's Department.

The Sheriff's Department would need to provide police protection in accordance with the General Plan requirement of 1.5 officers per 1,000 population (Esau, 1993). With a buildout population of 11,600 residents, Specific Plan I would require approximately 17 police officers.

Mitigation Measure S4.3.4-1 (C,O,M)

*Deputy officers should be added to the Sheriff's Department when the first residence in the Specific Plan I area has been constructed. ~~Additional~~ **Sworn** officers should be provided in the Mountain House community as the population grows at a ratio of 1.5 officers per 1,000 residents.*

4.3.5 SOLID AND HAZARDOUS WASTE

Setting

San Joaquin County is divided into six refuse service areas for solid waste collection. Commercial and industrial wastes are collected by private collection companies. The project is within the South County Refuse Service area. Delta Disposal Company currently is under contract with the County for solid waste collection in the South County Refuse Service Area. Solid waste is brought to a transfer station south of Tracy and trucked to the Foothill Landfill, a Class III landfill permitted to receive nonhazardous waste, located approximately 50 miles from the site in eastern San Joaquin County.

The County Hazardous Waste Management Plan (CHWMP) addresses emergency response programs, contaminated sites, educational, and administrative programs related to hazardous wastes, existing and projected hazardous waste generations, and household hazardous wastes. The CHWMP projected a total hazardous waste stream of 18,748 tons per year for the County by the year 2000, of which 38 percent is attributable to household waste. Some hazardous wastes can be disposed at Forward, Inc., a private Class II landfill in the County. All other hazardous waste is transported to facilities outside the County. The CHWMP has been approved by the Board of Supervisors and by local city governments (Horton, 1993). A Source Reduction and Recycling (SRAR) Element prepared by the

County is currently undergoing revision prior to submittal for final approval by the Board of Supervisors (Karam, 1993). Also, a new transfer station site was approved by the County; it will be in operation in January or February 1995 when the Corral Hollow landfill closes.

The total solid waste generated in the County during 1992 was about 8 pounds per person per day, of which 6.6 pounds were disposed of in landfills; the remainder was recycled or composted. Approximately one percent of the volume landfilled was household hazardous waste.

Title 14 of the California Code of Regulations requires a statewide solid waste reduction goal of 25 percent by 1995 and 50 percent by the year 2000. The County provides three types of recycling services to southwestern San Joaquin County: curbside pick-up, buyback centers, and drop-off centers. In addition, the County provides household hazardous waste collection events in each city.

Impacts and Mitigation Measures

For the purposes of this DEIR, significant impacts would occur with an increase in generation of solid and hazardous waste and an associated reduced landfill capacity.

MASTER PLAN

Solid and hazardous wastes would be generated during project construction and by the occupants of the site. An objective of the project is to provide adequate waste management, reduce wastes, and encourage recycling. The Tracy Materials Recovery and Transfer facility is anticipated to reach full operating capacity by approximately 2010. An expansion of the facility and/or construction of additional transfer facilities would be needed. A 10-acre site in the Old River Industrial Park is proposed to be reserved for public land, and used for an additional transfer facility, if needed. In the interim, the proposed site would be available for on-site composting of green waste and re-use within the community.

Disposal of household hazardous waste generated by Mountain House would be managed by the County Solid Waste Division, which has a regional program in place. A Hazardous Materials Management Plan would be developed prior to approval of the first Development Permit for either the water or wastewater facility to address the management and disposal of hazardous waste at those facilities.

Impact M4.3.5-1

Solid waste projected for project buildout could be 63,532 tons per year without implementing a recycling program. At buildout, the project could generate 524 tons of household hazardous waste. Solid and hazardous waste generated by the project would contribute to the reduction in local and regional landfill capacities.

Using County waste generation rates, the project is estimated to generate about 64,000 tons/year of solid waste, based on a waste generation rate of 8 pounds per day per person (Horton, 1993). Of this amount, approximately 11,000 tons of waste would be recycled each year (based on 1992 rates

of recycling). Therefore, about 54,000 tons of waste per year would require disposal at a landfill. Successful implementation of the County Source Reduction and Recycling program would further reduce waste that would require landfill disposal.

Mitigation Measure M4.3.5-1

The following Implementations are recommended for addition to the Draft Master Plan under Objective 1 in Waste Management:

"i) The size of land(s) to be allocated for the on-site transfer station, recycling, and composting center(s) shall be determined on the basis of the ~~most recent~~ actual waste generation rates and projected recycling rates to meet State-mandated reductions in solid waste disposal. Alternative sites for on-site waste management shall be identified in each specific plan.

"j) Areas for recycling containers ~~shall be allocated~~ or adequate provisions to ensure on-site recycling opportunities at proposed commercial facilities and large apartment complexes ~~in~~ shall be incorporated into Tentative Maps.

"k) Recyclable construction waste, such as wood and metal, shall be separated and arrangement shall be made with the County, or on-site recycling services, for collection. Recycling of construction wastes shall be made part of the construction specifications for contractors."

SPECIFIC PLAN I

Solid and hazardous waste generation, disposal, and recycling issues are not addressed in the Draft Specific Plan I.

Impact S4.3.5-1 (C,O,M)

The Draft Specific Plan I does not ~~provide a program for~~ complying with the waste reduction and recycling objectives of the Draft Master Plan.

The Draft Specific Plan I does not ~~specify how solid wastes generated by the project would be managed~~ provide sites for waste recycling and waste transfer and does not provide for materials recycling and yard waste composting.

Mitigation Measure S4.3.5-1 (C,O,M)

Specific Plan I should be revised to comply with Master Plan implementation measures "I)", as recommended in Mitigation Measure M4.3.5-1 above, regarding alternative on-site waste management sites.

Impact S4.3.5-2 (C,O,M)

The Draft Specific Plan I does not allocate land for a proposed waste transfer station and/or compost facility in the Old River Industrial Park as specified by the Draft Master Plan.

The Draft Master Plan specifies that a 10-acre site be reserved in the Public Land Use area of the Old River Industrial Park for potential use as a waste transfer facility and interim compost facility. The Draft Specific Plan I Land Use Map does not include areas for these proposed facilities.

Mitigation Measure S4.3.5-2 (C,O,M)

Alternative site locations for the transfer/compost facilities shall be identified in the Specific Plan I Land Use Map, and shall be located in the southern portion(s) of the area.

4.3.6 LIBRARIES

Setting

The proposed project is located within the service area of the Stockton-San Joaquin County library system. The County maintains nine branch libraries and one bookmobile. The closest branch library is in Tracy on 20 East Eaton Avenue. That library consists of 16,911 square feet and can serve a population of 33,800. The population of the Tracy area is 33,558 residents according to the 1990 census (City of Tracy, 1991). **The Stockton-San Joaquin County Public Library is using a population of 46,158 for the Tracy Library Service Area; using this population estimate, the library is currently inadequate.** Any significant growth, such as the proposed project, would **trigger** **Increase** the need for new library facilities. The San Joaquin County General Plan 2010 specifies that the minimum space requirements for libraries be based on 0.5 square foot per person, with a minimum of 5,000 square feet.

Impacts and Mitigation Measures

For the purposes of this DEIR, a significant impact would occur if existing library capacity were exceeded as a result of the proposed project.

MASTER PLAN

Mountain House would initially be served by a bookmobile and interim leased facilities until the population would support the construction of a full-service branch library. The first phase of an on-site library with a minimum of 15,000 square feet is proposed to be provided when the population reaches approximately 10,000. By full buildout, a complete library totaling 21,000 square feet would be constructed in Mountain House. The library would meet the specifications of the "Standards for Branch Library Buildings" Study and would contain a minimum of 118,000 volumes, 176 periodicals, 2,000 audio and visual recordings, and seating capacity for 220 persons. There are no significant environmental impacts associated with providing library services to the site.

SPECIFIC PLAN I

Library services for Specific Plan I would consist of a bookmobile. The first phase of a permanent branch library would be constructed prior to completion of Specific Plan I buildout. No significant impacts have been identified.